

**CITY OF MILPITAS PLANNING COMMISSION
FINAL AGENDA FOR MARCH 28, 2007
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** March 14, 2007
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

IX. PUBLIC HEARING

- 1. USE PERMIT AMENDMENT NO. UA2006-4, "S" ZONE APPROVAL AMENDMENT NO. SA2006-18, AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2006-3:** A request to allow an existing 61,122 sq. ft. church facility located at 1494 California Circle (APN: 022-37-011), zoned Industrial Park (MP), to expand into an adjacent 44,000 sq. ft. industrial building located at 1600 California Circle (APN: 022-37-012), zoned Industrial Park (MP). The project proposal consists of relocating the approved Sanctuary, meeting rooms, classrooms, and administrative offices to the adjacent building at 1600 California Circle and converting the building at 1491 California Circle to a Seminary consisting of offices, classrooms, kitchen facility, and indoor gymnasium. The project proposal also includes site and architectural modifications such as a new covered walkway, removal of two driveway entrances, reconfiguration of the parking lot area and landscaping between the two buildings, and installation of new monument and wall signs. Applicant: Wayne Okubo. Staff Contact: Cindy Hom, (408) 586-3284. (PJ# 3172) (*Recommendation: Approve with Conditions*)

2. **MINOR TENTATIVE MAP NO. MI2007-2:** A request for a three lot subdivision for a 101-unit affordable apartment project in three, four-story buildings located on 2.69 acres at 1666 South Main Street (APN: 086-22-023), zoned Multi-Family High Density Residential (R4-S). Applicant: Global Premier. Staff Contact: Kristine Lowe, (408) 586-3278. (PJ# 3199) (*Recommendation: Approve with Conditions*)
3. **USE PERMIT AMENDMENT NO. UA2007-4:** A request to add five additional seats to provide a total of fifteen seats to a previously approved 1,332 sq. ft. coffee house located at 752 E. Calaveras Boulevard (APN: 086-29-079), zoned Industrial Park (MP). Applicant: Calvin Nguyen. Staff Contact: Cindy Hom, (408) 586-3284. (PJ# 2466) (*Recommendation: Application Withdrawn*)
4. **USE PERMIT AMENDMENT NO. UA2007-2:** A request to allow a Mexican grocery store, a 10-seat fast-food taqueria and a Western Union Service Counter to occupy a 3,200 square foot tenant space previously permitted as an Indian grocery store with video rentals and the Labor Ready temporary employment services located within Abel Center Plaza at 568-570 N. Abel Street (APN: 022-07-004), zoned General Commercial (C2). Applicant: Jose Andrade. Staff Contact: Kristine Lowe, (408) 586-3278 (PJ#2479) (*Recommendation: Approve with Conditions*)
5. **USE PERMIT NO. UP2007-3:** A request to locate a 1,960 sq. ft. restaurant (Mikonos Grill) with 42 seats located at 756 E. Calaveras Blvd. (APN: 086-29-079), zoned Industrial Park (MP). Applicant: Joel Quinones. Staff Contact: Tiffany Kunsman (408) 586-3283. (PJ# 2479) (*Recommendation: Approve with Conditions*)
6. **USE PERMIT NO. UP2007-4:** A request to locate a 1,402 sq.ft. restaurant (Mandalay Noodle) with 36 indoor seats located at 760 E. Calaveras Blvd. (APN: 086-29-079), zoned Industrial Park (MP). Applicant: John Ha. Staff Contact: Tiffany Kunsman, (408) 586-3283. (PJ# 2480) (*Recommendation: Approve with Conditions*)
7. **USE PERMIT AMENDMENT NO. UA2007-3 (Continued from March 14, 2007):** A request to add 46 seats to an existing 52 seat restaurant located at 1741 N. Milpitas Blvd. (APN: 022-20-049), zoned Neighborhood Commercial (C1-S). Applicant: Khanhly Luong. Staff Contact: Cindy Maxwell, (408) 586-3287. (PJ#2481) (*Recommendation: Continue to April 25, 2007*)

X. PRESENTATION

8. **BART TO MILPITAS STATION ARCHITECTURE:** A presentation on the Milpitas Station at Montague Expressway and Capitol Avenue station design for the BART to Milpitas, San Jose, Santa Clara project. Staff Contact: VTA and Janice Nadal, (408) 586-3291. (*Recommendation: Approve the BART Station staff-preferred architectural design and recommend to the Transportation Subcommittee and City Council*)

XI. ADJOURNMENT

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

THE NEXT PLANNING COMMISSION MEETING IS April 11, 2007

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Larry Ciardella-regular member, Sudhir Mandal-regular member, Gurdev Sandhu-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas Committee Conference Room First Floor, 455 E. Calaveras Boulevard.

- a. ADMINISTRATIVE PERMIT NO. AD2007-3:** A request to have three outdoor events for Solectron throughout the 2007 calendar year. The first event will occur Thursday April 19, 2007, the second event will occur Thursday July 19, 2007 and the third event will occur Thursday October 18, 2007. All events will be held from 8:00 a.m. to 10:00 a.m. in the parking lot between Buildings 4 and 5 located at 777 Gibraltar Drive (APN: 086-42-022), zoned General Industrial (M2). Applicant: Munglen Hsiao of Stuart Rental Company. Staff Contact: Kristine Lowe (408) 586-3278. (*Recommendation: Approve with Conditions*)
- b. ADMINISTRATIVE PERMIT NO. AD2007-2:** A request for a 3-day outdoor event to be held between 7/20/07-7/22/07 at St. James Orthodox Church parking lot area located at 195 N. Main Street (APN: 022-08-043), zoned Mixed Use (MXD). Applicant: St. James Orthodox Church. Staff Contact: Cindy Hom, (408) 586-3284. (*Recommendation: Approve with Conditions*)

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review. **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT SUBCOMMITTEE**

at the City Attorney's office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.

E-mail: rpioroda@ci.milpitas.ca.gov

Fax: (408) 586-3030

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A free copy of the Open Government Ordinance is available from the City Clerk's Office or by visiting the City's website www.ci.milpitas.ca.gov Select Open Government Ordinance under News Features